



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Accept Donation of Heating, Cooling and Dehumidifying Equipment for the Hutchins Street Square Pool and Designate General Fund Capital (\$25,000) for Equipment Modifications and Facility Maintenance

**MEETING DATE:** September 7, 2011

**PREPARED BY:** Public Works Director

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**RECOMMENDED ACTION:** Accept donation of heating, cooling and dehumidifying equipment for the Hutchins Street Square pool and designate General Fund Capital in the amount of \$25,000 for equipment modifications and facility maintenance.

**BACKGROUND INFORMATION:** The Hutchins Street Square Foundation (HSSF) offered to the City in 2009 to oversee the selection, bidding, and installation of replacement heating, cooling and dehumidifying equipment at the Hutchins Street Square pool. This equipment, also known as the Pool Pac, replaced the 20-year old unit that was failing.

The function of the Pool Pac is to provide space heating (which is not needed because of the high pool temperature), provide space cooling (which is only needed on the warmest summer days), and to dehumidify the building (which is almost constantly needed).

The Pool Pac was installed and went into operation in May 2009 and rarely worked as expected, beginning about nine months after installation. Shortly thereafter, the manufacturer of the Pool Pac, Aqua-Tec by Vital Technologies, Inc., went out of business and the warranty was no longer serviceable. The installation contractor, Solecon Industrial Contractors, Inc., provided limited warranty assistance trouble-shooting, replaced sensors, and performed other repairs for 1 ½ years that were jointly funded by the contractor and HSSF. The total investment by HSSF is approximately \$200,000. The remaining useful life of the Pool Pac is estimated to be eight to 12 years. HSSF has diligently pursued repairs to a variety of equipment and controls directly affecting the performance of the Pool Pac and feels it is time for the City to take ownership of the unit and assume responsibility for ongoing maintenance and repairs.

The Hutchins Street Square pool's high water temperature of 88 degrees and seven-parts-per-million chlorine levels produce high temperature, humidity, and chlorine levels in the interior space that has damage the new Pool Pac equipment, temperature sensors, and wall tile surfaces. Natural ventilation that lowers the indoor humidity and temperature is not welcomed by the pool users. The windows and skylight operators have deteriorated to the point of being non-operational.

Design of the Pool Pac provides 35 tons of air conditioning capacity, but it can be run only fully on or fully off, which creates problems with the compressors and condensers. Modifications can be made to the air

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APPROVED:

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Konradt Bartlam, City Manager

conditioning side of the Pool Pac to create capacity controls, thereby allowing the unit to run long periods at a reduced cooling level. This is called a "cylinder unloader" unit.

Additional modifications can be made to the Pool Pac to allow outside air to be brought into the building through the unit, thereby creating a ventilation mode. This is achieved by installing an "economizer." Operation of the ventilation mode can be synchronized to the automatic opening of the skylight windows, but the skylight windows and operators will have to be replaced.

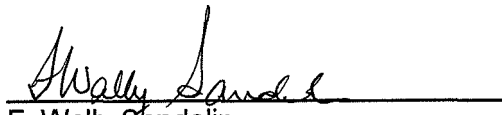
Estimated costs to add the cylinder unloader, economizer, and to replace the skylight windows are \$25,000. Operation of the ventilation facilities should be directed toward keeping the humidity and chlorine levels low while accepting the lower air temperature in the pool area. A separate action will be brought to the City Council awarding a contract to perform this work.

It is recommended the City Council designate General Fund Capital to fund this work. These funds are the one-time revenue related to the sales tax receipts for the Lodi Energy Center and would reduce the contingency identified in that spending plan.

**FISCAL IMPACT:** Avoidance of increased maintenance if the equipment modifications and maintenance are not performed.

**FUNDING AVAILABLE:** General Fund Capital (1211) \$25,000

  
Jordan Ayers  
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FWS/pmf

cc: Parks, Recreation and Cultural Services Director  
Hutchins Street Square Foundation